



ASBESTOS CONTAINING BUILDING MATERIAL REPORT BUILDING 13

**Bay Pines VA Medical Center
10000 Bay Pines Boulevard
Bay Pines, Florida**

Project No. 2009011.001

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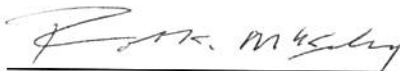
ACKNOWLEDGMENT

This Asbestos Building Survey/Analytical Report was prepared for the Department of Veteran Affairs Medical Center, Bay Pines, Florida in anticipation of potential future building renovations and in accordance with an established scope of work as defined in Contract Number VA248-P-1114. The information presented herein is based on the facts and information conveyed to or received by M&A during the preparation of this report. If any of the information provided to M&A that was used in preparing this plan is incorrect, incomplete, or subject to change, M&A would wish to alter its opinion(s) accordingly. In addition, the professional opinions and information contained in this report are based solely on the requirements of the applicable regulations and technical data as known to M&A as of the date of this report and considered applicable to this report.

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1.0 INTRODUCTION & EXECUTIVE SUMMARY

Mabbett and Associates, Inc. (M&A) with ECS Florida, LLC (ECS) as a sub-contractor performed a pre-renovation asbestos-containing materials (ACM) inspection survey of the VA Medical Center located at 10000 Bay Pines Boulevard, Bay Pines, Florida under contract VA248-P-1114. Site survey work was performed during June and July, 2009, by appropriately credentialed personnel as required. There were 33 samples collected during the course of the survey phase. Samples collected were analyzed by a certified laboratory for asbestos content by polarized light microscopy (PLM) using stop positive methodology. Materials consisting of multiple layers were analyzed separately. The results of the survey indicated the presence of asbestos in the building.

This building report consists of a summary of findings, floor plans indicating sample locations and findings information, detailed analytical findings for the specific surveyed building, photos of identified ACM positive homogenous samples; and Appendices/Back-up Data, including laboratory results and field data sheets.

2.0 BUILDING DESCRIPTION

According to information provided by VAMC Bay Pines and observations made during the field survey, Building 13 was a one-story Laundry Facility built in 1932-1933. Building 13 was approximately 11,997 square feet (ft²).

3.0 SAMPLING METHODOLOGY

Samples of suspected ACM including floor tile, mastic, plaster, etc. were collected from accessible building locations according to the scope of work, Pinellas County Code Chapter 58, National Emission Standards for Hazardous Air Pollutants (NESHAP) 40 CFR Part 61 and other applicable state and Federal guidelines. Bulk material sampling was conducted according to the following sampling plan:

a) Surfacing material:

- (1) At least three bulk samples shall be collected from each homogeneous area that is 1,000 ft² or less.
- (2) At least five bulk samples shall be collected from each homogeneous area that is greater than 1,000 ft² but less than or equal to 5,000 ft².
- (3) At least seven bulk samples shall be collected from each homogeneous area that is greater than 5,000 ft².

(b) Thermal system insulation:

- (1) At least three bulk samples from each homogeneous area of thermal system insulation
- (2) At least one bulk sample from each homogeneous area of patched area of thermal system insulation.
- (3) Sufficient samples from elbows and fittings to determine if it contains ACM.
- (4) Bulk samples were not collected from any homogeneous area where the accredited inspector determined that the thermal system insulation is fiberglass, foam glass, rubber, or other non-ACBM.

(c) Miscellaneous material:

- (1) At least one bulk sample shall be collected from each homogeneous area that is less than 100 ft²
- (2) At least three bulk samples shall be collected from each homogeneous area that is greater than 100 ft²

A visual screening inspection was conducted by Florida Licensed Asbestos Inspectors throughout the entire Building 13 to determine the locations of suspect ACM. Only areas that were accessible during the field work phase were inspected. Many offices, patient care areas, and other sensitive areas were not accessible by the survey teams. Any suspect ACM that may be present within the walls, above inaccessible hard ceilings, or in other inaccessible locations, that was not inspected should be assumed to contain asbestos if discovered during any renovation process or until otherwise verified.

4.0 ANALYTICAL METHODOLOGY

The bulk asbestos samples collected including available layers were analyzed by polarized light microscopy (PLM). Sampling results are summarized in the enclosed Building Results Table. The PLM analytical protocol requires each layer of the sample to be analyzed separately. The quantity of analyses will vary based on the number of layers in a sample and whether a "positive stop" is employed. Note: when one sample of a homogeneous area is positive, the remainder of the samples was not analyzed because the entire homogeneous area is considered positive, as indicated on the results tables and drawings.

NESHAP requires that if the asbestos content of friable ACM is less than 10%, as determined by a method other than point counting by PLM, verify the asbestos content by point counting using PLM.

Samples were submitted to EMSL Analytical, Inc., of Beltsville, MD for PLM analysis of bulk materials via EPA 600/R-93/116 Method. PLM analysis was conducted in conjunction with dispersion staining as outlined by 40 CFR 63, Subpart F dated January 1987. EMSL Analytical is accredited by the American Industrial Hygiene Association (AIHA) and participates in the National Voluntary Laboratory Accreditation Program (NVLAP License 101151-0). Copies of the laboratory accreditations are included in Appendix A.

For purposes of this report and consistent with county and Federal regulations, asbestos containing materials are any materials containing more than one percent (1%) asbestos as determined by PLM.

5.0 SUMMARY OF ASBESTOS CONTAINING MATERIALS (ACM) FINDINGS

A table with all available sample results for this building is enclosed with a summary of positive sample locations below. Where a sample was found positive, a representative photo of the material is provided in the Photos section of this report. Analytical results and Inspector Field Notes are provided in Appendix A and Appendix B respectively.

The CADD drawing for this building shows approximate asbestos sample locations and shortened sample numbers. The floor plan legend shows positive sample numbers and associated positive (stop positives) in blue on the drawing. Building areas containing ACM are shown on the drawing in red with markings to indicate the kind of material (e.g., floor tile).

Summary of Positive ACM Samples

Sample#	Sample Location	ACM Location	Description of Material	Percent and Type of Asbestos	Condition	Estimated Quantity	NESHAP Category
7	14	Room 14	8-10" Mudded Pipe Fitting Insulation	70% Chrysotile	Good	100 LF	Friable
31	Exterior Windows	Exterior	Window Glazing	3% Chrysotile	Good	500 SF	Friable
35	Entire Exterior	Exterior	Exterior Stucco	3% Chrysotile**	Good	9,000 SF	Friable

SF – Square Feet

LF – Linear Feet

** – Confirmed Positive by 400 Point Count Methodology Analysis

Category I – non-friable asbestos-containing material (ACM) – means asbestos-containing packings, gaskets, resilient floor covering, and asphalt roofing products containing more than 1 percent asbestos as determined using the method specified in Appendix A, Subpart F, 40 CFR part 763, Section 1, Polarized Light Microscopy.

Category II – non-friable ACM – means any material, excluding Category I non-friable ACM, containing more than 1 percent asbestos as determined using the methods specified in Appendix A, Subpart F, 40 CFR part 763, Section I, Polarized Light Microscopy that, when dry, cannot be crumbled, pulverized, or reduced to powder by hand pressure.

Friable asbestos material – means any material containing more than 1 percent asbestos as determined using the method specified in Appendix A, Subpart F, 40 CFR part 763 Section I, Polarized Light Microscopy, that, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure.

6.0 LIMITATIONS

This inspection report is the result of a diligent search of the building for asbestos containing building materials. The purpose of this inspection was to identify ACM. Only materials that were accessible were sampled and submitted to the laboratory for asbestos analysis. However comprehensive this inspection appears, it does not claim to have identified all of the asbestos-containing materials present in the facility. M&A's evaluation was performed with limitations inherent to visual inspections. M&A has conducted this assessment with reasonable care and has performed this study within general industry standards. As with any study of this nature, limitations are inherent. There can be no assurances, and M&A makes no assurances, that the said information, research, and technology may not change in the future, thus affecting the services provided. M&A understands that you will be the sole recipient of our report and will not distribute the report to any other party without prior written approval.

7.0 CLOSING REMARKS

The VAMC should assume materials not previously sampled due to accessibility, etc. which will be impacted by any future renovation activities to be asbestos-containing materials unless proved otherwise. Only Florida Licensed Asbestos Consultants can state that a building material is presumed to be asbestos-containing. If asbestos-containing materials must be disturbed as a part of the renovations, all ACMs must be removed by a State of Florida licensed asbestos abatement contractor. If proposed renovations will not disturb asbestos-containing materials, continuous monitoring of ACMs should be conducted throughout renovation activities to ensure the ACMs remain in an intact condition. Additionally, prior to commencing renovations, all contractors involved with the renovations should be made aware of the location and quantity of ACM within the building in which they will be working.

If any asbestos-containing material is damaged or becomes damaged it should be repaired, if possible, or removed entirely.

Prior to initiating any renovation or demolition project, Federal Law requires that the local EPA representative's office be notified in writing at least 10 working days prior to the onset of the project. The State Asbestos Coordinator's Office also requires a copy of the notification (address to State Asbestos Coordinator, State of Florida Environmental Regulation, 2600 Blare Stone Road, Tallahassee, Florida 32399-2400).

TABLE

Asbestos Screening Results
VA Medical Center - Bay Pines, FL

Building 13

Sample #	Room #	Area Designation	Description of Material	Asbestos % Type ^(a)	Estimated Quantity	Location	Condition	NESHAP Category
13JWM 1	12		12" x 12" Beige Floor Tile & mast	NAD				
13JWM 2	12		12" x 12" Beige Floor Tile & mast	NAD				
13JWM 3	12		12" x 12" Beige Floor Tile & mast	NAD				
13JWM 1A	12		Beige Mastic	NAD				
13JWM 2A	12		Beige Mastic	NAD				
13JWM 3A	12		Beige Mastic	NAD				
13JWM 4	12		12" x 12" Red Mottled Floor Tile	NAD				
13JWM 5	12		12" x 12" Red Mottled Floor Tile	NAD				
13JWM 6	12		12" x 12" Red Mottled Floor Tile	NAD				
13JWM 4A	12		White Mastic	NAD				
13JWM 5A	12		White Mastic	NAD				
13JWM 6A	12		White Mastic	NAD				
13JWM 7	14		8-10" Mudded Pipe Fitting Insulation	70% Chrysotile	100 Linear Feet	Room 14	Good	Friable
13JWM 8	14		8-10" Mudded Pipe Fitting Insulation	stop positive	100 Linear Feet	Room 14	Good	Friable
13JWM 9	14		8-10" Mudded Pipe Fitting Insulation	stop positive	100 Linear Feet	Room 14	Good	Friable
13JWM 10	14		4" Black Baseboard & Mastic	NAD				
13JWM 11	14		4" Black Baseboard & Mastic	NAD				
13JWM 12	14		4" Black Baseboard & Mastic	NAD				
13JSJM 10A Mastic*	14		White Mastic	NAD				
13JSJM 11A Mastic*	14		White Mastic	NAD				
13JSJM 12A Mastic*	14		White Mastic	NAD				
13JWM 13		hallway	6" Black cb & mast	NAD				
13JWM 14		hallway	6" Black Baseboard & Mastic	NAD				
13JWM 15		hallway	6" Black Baseboard & Mastic	NAD				
13JWM 16	12		4" Black Baseboard & Mastic	NAD				
13JWM 17	12		4" Black Baseboard & Mastic	NAD				
13JWM 18	12		4" Black Baseboard & Mastic	NAD				
13JWM 19	8		1" x 1" Pinhole Punched Ceiling Tile	NAD				
13JWM 20	8		1" x 1" Pinhole Punched Ceiling Tile	NAD				
13JWM 21	8		1" x 1" Pinhole Punched Ceiling Tile	NAD				
13JWM 22	9	men's room	2' x 4' Pinhole Punched Ceiling Tile	NAD				
13JWM 23	9	men's room	2' x 4' Pinhole Punched Ceiling Tile	NAD				
13JWM 24	9	men's room	2' x 4' Pinhole Punched Ceiling Tile	NAD				
13JWM 25	3	lounge	4" Baseboard mastic	NAD				
13JWM 26	3	lounge	4" Baseboard mastic	NAD				
13JWM 27	3	lounge	4" Baseboard mastic	NAD				
13JWM 28	3	lounge	6" Baseboard mastic	NAD				
13JWM 29	3	lounge	6" Baseboard mastic	NAD				
13JWM 30	3	lounge	6" Baseboard mastic	NAD				
13JWM 31	Exterior	Window Glazing	Window Glazing	3% Chrysotile	500 Square Feet	Exterior Windows	Good	Friable
13JWM 32	Exterior	Window Glazing	Window Glazing	stop positive	500 Square Feet	Exterior Windows	Good	Friable
13JWM 33	Exterior	Window Glazing	Window Glazing	stop positive	500 Square Feet	Exterior Windows	Good	Friable
13JWM 34	Exterior	Exterior Stucco	Exterior Stucco	NAD	9000 Square Feet	Entire Exterior	Good	Friable
13JWM 35	Exterior	Exterior Stucco	Exterior Stucco	3% Chrysotile ^(c-a)	9000 Square Feet	Entire Exterior	Good	Friable
13JWM 36	Exterior	Exterior Stucco	Exterior Stucco	stop positive	9000 Square Feet	Entire Exterior	Good	Friable
13JWM 37	Exterior	Exterior Stucco	Exterior Stucco	stop positive	9000 Square Feet	Entire Exterior	Good	Friable
13JWM 38	Exterior	Exterior Stucco	Exterior Stucco	stop positive	9000 Square Feet	Entire Exterior	Good	Friable
13JWM 39	Exterior	Exterior Stucco	Exterior Stucco	stop positive	9000 Square Feet	Entire Exterior	Good	Friable
13JWM 40	Exterior	Exterior Stucco	Exterior Stucco	stop positive	9000 Square Feet	Entire Exterior	Good	Friable
13JWM 34A	Exterior	Exterior Stucco- bottom layer	Exterior Stucco- bottom layer	NAD				
13JWM 37A	Exterior	Exterior Stucco- bottom layer	Exterior Stucco- bottom layer	NAD				
13JWM 38A	Exterior	Exterior Stucco- bottom layer	Exterior Stucco- bottom layer	NAD				
13JWM 40A	Exterior	Exterior Stucco- bottom layer	Exterior Stucco- bottom layer	NAD				
13SRG 1	Roof	Membrane	Membrane	NAD				
13SRG 2	Roof	Membrane	Membrane	NAD				
13SRG 3	Roof	Membrane	Membrane	N/A				

FINAL
JULY 31, 2009

Asbestos Screening Results
VA Medical Center - Bay Pines, FL

Building 13

Sample #	Room #	Area Designation	Description of Material	Asbestos % Type ^(a)	Estimated Quantity	Location	Condition	NESHAP Category
13SRG 4		Roof	Flashing	NAD				
13SRG 5		Roof	Flashing	NAD				
13SRG 6		Roof	Flashing	NAD				
13SRG 7		Roof	Pirch Pocket	NAD				
13SRG 8		Roof	Pirch Pocket	NAD				
13SRG 9		Roof	Pirch Pocket	NAD				

NOTES:

- a The asbestos concentration, reported as a percentage, represents analysis using polarized light microscopy (PLM), unless otherwise noted.
b Sample contained > 1% asbestos based on PLM analysis. However, no asbestos detected using EPA Method 600/R-93/116 and quantitation using 400-point count method.
c The asbestos concentration, reported as a percentage, represents analysis using EPA Method 600/R-93/116 and quantitation using 400-point count methodology.
d Sample 13-JWM-35 contained 8% chrysotile asbestos based on PLM analysis.
Represents a sample and its respective homogeneous group ("stop positive") that is positive for asbestos
No asbestos detected
Analysis not applicable
Resampled material analysis